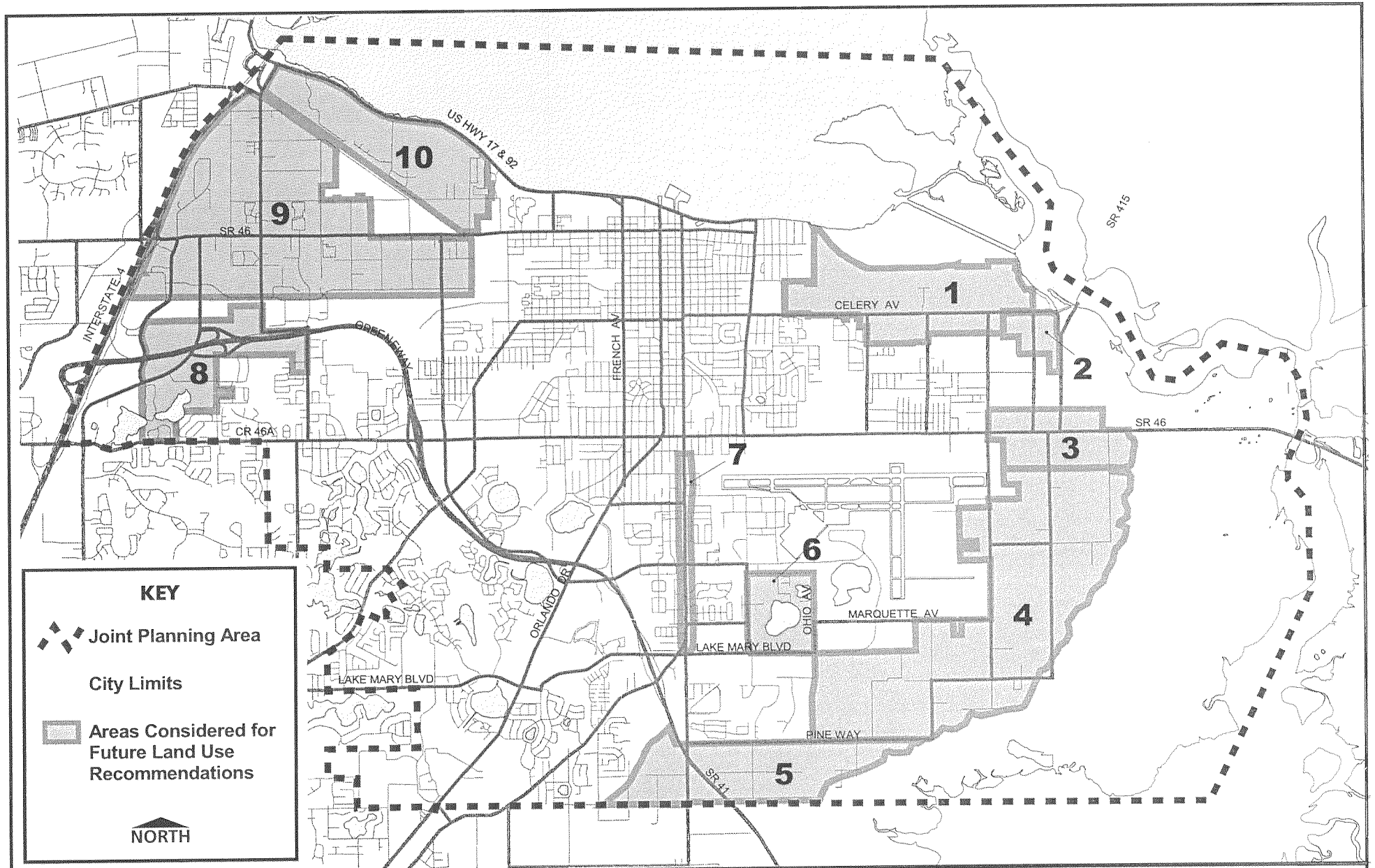


EXHIBIT "A"



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Seminole County / City of Sanford Joint Planning Area Recommendations for Future Comprehensive Plan Amendments

SEMINOLE COUNTY/CITY OF SANFORD
JOINT PLANNING INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT is made and entered into this _____ day of _____, 2004, by and between SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the "COUNTY", and the CITY OF SANFORD, a Florida municipal corporation whose address is Post Office Box 1788, Sanford, Florida 32772-1788, hereinafter referred to as the "CITY".

W I T N E S S E T H:

WHEREAS, it is beneficial to the public for local governments to work together in a spirit of harmony and cooperation; and

WHEREAS, the CITY and the COUNTY have previously entered into Interlocal Agreements; and

WHEREAS, the Board of County Commissioners and the Sanford City Commission have executed joint resolutions that expressed their consensus agreement as to urban planning, transportation impact fees, first response fire service, future annexation limits for the CITY, and water and wastewater service area boundaries for the COUNTY and the CITY in the Sanford/Seminole County Joint Planning Area (hereinafter referred to as the Joint Planning Area); and

WHEREAS, the Joint Planning Area and future annexation boundaries should be specifically defined; and

WHEREAS, the provisions of the Local Government Comprehensive Planning and Land Development Regulation Act (Part II, Chapter 163, Florida Statutes) and the Rules of the Florida Department of Community Affairs (in particular Rule 9J-5. 015, Florida Administrative Code) provide for intergovernmental coordination in the comprehensive planning process; and

WHEREAS, the provisions of this Agreement are consistent with the State Comprehensive Plan (Chapter 187, Florida Statutes), the Regional Policy Plan adopted by the East Central Florida Regional Planning Council and the comprehensive plans of the CITY and the COUNTY; and

WHEREAS, the COUNTY and the CITY have determined that it is in the best interest of the citizens of the COUNTY and the CITY that this Interlocal Agreement also be entered into; and

WHEREAS, the COUNTY and the CITY have reviewed their respective future land use designations and land development regulations for consistency with one another's comprehensive plans; and

WHEREAS, the COUNTY and the CITY have adopted comprehensive plans, pursuant to Part II, Chapter 163, Florida Statutes, which contain goals, policies and objectives that call for the creation of interlocal agreements which deal with annexations,

services delivery, joint land use planning, and conflict resolution, among other things; and

WHEREAS, the parties recognize that joint planning for the growth and development of their respective jurisdictions with regard to all matters of common impact and interest is consistent with State law and serves the public interest; and

WHEREAS, the COUNTY and the CITY desire to protect the health, safety and welfare of the citizens of their respective jurisdictions; and

WHEREAS, land use matters which are the subject of this Agreement include, but are not limited to, annexations, comprehensive plan amendments, public service facility expansions and contractions, school site land acquisitions and proposed school construction and/or expansion on said sites, and all other land use actions of whatsoever type or nature which may affect or impact the parties to this Agreement; and

WHEREAS, the COUNTY and the CITY agree that joint planning agreements addressing multi-jurisdictional land use issues and provision of public services and facilities, are a sound planning goal that serve to further intergovernmental coordination and that additional agreements between the parties are highly desirable; and

WHEREAS, Chapter 171, Florida Statutes, provides for the lawful means whereby municipal corporations may expand by annexation or contract their municipal boundaries; and

WHEREAS, the Joint Planning Area and future annexation transition boundaries should be specifically defined; and

WHEREAS, the COUNTY and the CITY do not desire, and believe that it would not be in the best interests of the citizens of Seminole County, to allow for conflicts to become manifest or develop pertaining to the expansion and construction of the CITY's jurisdictional boundaries; and

WHEREAS, the parties have the lawful right and power to enter into this Agreement,

NOW, THEREFORE, in consideration of the premises, mutual covenants, and agreements and promises contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, the parties do hereby covenant and agree as follows:

SECTION 1. RECITALS. The foregoing recitals are true and correct and form a material part of this Agreement upon which the parties have relied.

SECTION 2. PURPOSE, INTENT AND JOINT PLANNING AREA.

(a) The purpose of this Agreement is as follows:

(1) Adopt standards and procedures to insure that coordinated and cooperative comprehensive planning activities are taken to guide urban expansion in the CITY and the COUNTY.

(2) Protect the general rural character of the Rural Areas of Seminole County as depicted in the Seminole County Comprehensive Plan, as it may be amended, by establishing limits for and conditions relating to future annexations by the CITY.

(3) Provide each party with a level of confidence that their respective planning efforts will be implemented in a harmonious manner and that the planning efforts of a party will not detract from the planning efforts of the other party.

(4) Promote continued intergovernmental coordination and cooperation between the COUNTY and the CITY.

(5) Provide for constructive collaboration during the course of each jurisdiction making land use and annexation or contraction decisions.

(b) The purpose of the following provisions is to provide the guidance as to how property will be developed in the Joint Planning Area, ensure that CITY and COUNTY land use plans will be implemented, and to provide formal conflict resolution procedures to amicably resolve disputes:

(c) The policies and procedures set forth herein shall apply only in the Joint Planning Area. For the purposes of this Agreement, the "Joint Planning Area" means the area reflected in

Exhibit "A" to this Agreement which is incorporated as if fully set forth herein.

SECTION 3. COMPREHENSIVE PLANNING, FUTURE LAND USES AND DEVELOPMENT APPROVALS.

(a) *Findings.* The COUNTY and the CITY have reviewed their respective future land use designations and land development regulations for consistency between their jurisdictions. It has been determined that many of their respective future land use designations and land use regulations are equivalent and of similar nature.

(b) *Future Land Use Equivalency.* The "Future Land Use Equivalency Chart", labeled Exhibit "B" and incorporated herein, describes equivalent future land use designations in the CITY and COUNTY comprehensive plans. These designations have been deemed equivalent due to their similar intensities and densities of allowable development. Both the COUNTY and the CITY shall ensure that all of their respective land use amendments and rezonings are consistent with the other jurisdiction's zoning and future land use designations for the subject property as described in Exhibit "B", except to the extent set forth in Section 3(c). The COUNTY shall not oppose land development orders of the CITY if such actions are compliant with applicable law and all COUNTY zoning and land use designations as described in Exhibit "B". The CITY shall not oppose any land development

orders of the COUNTY if such orders are compliant with applicable law and all CITY zoning and land use designations as described in Exhibit "B". The Future Land Use Equivalency Chart may be amended from time to time as agreed upon by both parties and each such proposed amendment shall include, an assessment and evaluation of all required planning elements including, but not limited to:

(1) Public services and facilities (e.g., water, drainage, sewer, roads, public safety, law enforcement, schools, library services, etc.).

(2) The identification and evaluation of current supply of vacant land already designated for the proposed land use category.

(3) Fiscal impacts related to the cost of and payment for urbanization.

(4) Rural/Urban transition controls.

(5) Designation and protection of parks, conservation areas, open space, flood prone and environmentally sensitive areas within the "Joint Planning Area."

(c) *Recommendations For Future Comprehensive Plan Amendments.* The purpose of developing jointly acceptable long range land use recommendations is to provide consistent guiding principals from which land use plan amendments can be reviewed. The "Recommendation For Future Comprehensive Plan Amendments"

labeled Exhibit "C" and incorporated herein by reference, sets forth future land use designations that may be assigned to the described property. These proposed land use designations have not yet undergone extensive public review and may require services and facilities beyond those allotted in the COUNTY's or CITY's respective Comprehensive Plans' Capital Improvement Elements.

Parcels of land in the CITY proposed to be developed in a manner consistent with the recommendations contained in Exhibit "C" and applicable law will not be opposed by the COUNTY. However, such proposed development must undergo joint review of the CITY and COUNTY regarding facilities and services to ensure that adopted levels of service are maintained. Parcels of land in the unincorporated COUNTY proposed to be developed in a manner consistent with the recommendations contained in Exhibit "C" and applicable law will not be opposed by the CITY. However, such proposed development must undergo joint review of the CITY and COUNTY regarding facilities and services to ensure that adopted levels of service are maintained.

(d) *Joint Review of Plan Amendments.* During the development and drafting phases of the respective comprehensive plans or plan amendments of the CITY or the COUNTY, CITY and COUNTY staff shall timely transmit all of their respective draft planning documents to the other jurisdiction as part of the

public participation processes and intergovernmental coordination mechanisms.

SECTION 4. ANNEXATION AND LAND USE JURISDICTION.

(a) *Land Use and Zoning Designation For Parcels Annexed Into the CITY.* Upon annexation of COUNTY lands into the CITY, the COUNTY will not object to CITY rezoning, development orders or plat approvals as long as such actions are taken in accordance with the terms of this Agreement and applicable law. The CITY shall amend its comprehensive plan to include annexed lands during its first plan amendment cycle following such annexation.

(b) *Land Use and Zoning Designation For Parcels De-annexed From the CITY.* Upon de-annexation of CITY property into the COUNTY, the COUNTY shall apply a COUNTY zoning district in accordance with this Agreement. The COUNTY shall amend its comprehensive plan to include annexed lands during its first plan amendment cycle immediately following such annexation or by initiating a comprehensive plan amendment.

(c) *Annexation Criteria And Restrictions.* The COUNTY agrees not to oppose the annexation of any parcel within the Joint Planning Area that is undertaken in compliance with applicable State and federal laws. Further, the COUNTY recognizes that there currently exist large enclaves of unincorporated COUNTY lands surrounded by the CITY and that it

is in the interest of both the CITY and the COUNTY that such enclaves be eliminated. As such, the COUNTY will not object to the creation of smaller enclaves caused by CITY annexation of certain properties within these larger enclaves, so long as the annexation otherwise complies with State law. The parties further agree that neither the COUNTY nor the CITY will permit development at any density greater than one dwelling unit per acre in an area identified as number "5" in Exhibit "C".

(d) The parties shall avoid the creation of enclaves and halt any serpentine annexations in the "Joint Planning Area," except to the extent that creation of smaller enclaves within existing enclaves is necessary to reduce the size of said existing enclaves.

SECTION 5. DEVELOPMENT ALONG CELERY AVENUE. Property located adjacent to Celery Avenue shall be developed at densities no greater than those specified in Sections 1 and 2 of Exhibit "C." Central water and sewer lines shall be installed prior to any new development along Celery Avenue. Prior to December 31, 2008, the CITY and COUNTY shall enter into an interlocal agreement, in accordance with Florida Statutes, for the purpose of transferring maintenance responsibility for Celery Avenue from the COUNTY to the CITY.

SECTION 6. COORDINATION OF MISCELLANEOUS LAND DEVELOPMENT
REGULATIONS

(a) *Uniform Right-of-Way and Road Standards.* The CITY and the COUNTY agree to establish consistent road and right-of-way development standards and requirements for all cross-jurisdictional roadways.

(b) *Land Development Code Updates.* Each jurisdiction shall provide the other jurisdiction with a timely opportunity to review and provide formal comments relating to all land development regulation updates or revisions proposed in their jurisdiction by providing the other jurisdiction with written notification of the pending update or revision at least two (2) weeks prior to any official action on the matter. Land Development Code updates relating to the Higher Intensity Planned Development District in the Interstate Highway 4/State Road 46 area will undergo joint review and shall be incorporated into both CITY and COUNTY land development codes in order to more effectively manage development of this higher intensity area.

(c) *Review of Development Proposals for Transportation Impacts.* Each jurisdiction shall provide the other jurisdiction with a timely opportunity to review and comment upon planned development project rezonings, proposed subdivisions and site plans located adjacent to the other's jurisdiction by providing

all related documentation to the other jurisdiction at least two (2) weeks before any official action is taken on the matter.

SECTION 7. CONFLICT RESOLUTION.

(a) *Intergovernmental Conflict Resolution.* In the event that disagreements or conflicts arise between the parties relating to the terms and provisions of this Agreement, the resolution procedures of the Intergovernmental Planning Coordinating Agreement of 1997 will be followed and shall control as to any disputes between the parties.

(b) *Chapter 164, Florida Statutes.* Nothing in this Agreement shall be deemed in any way to waive any rights deriving to a party under the provisions of Chapter 164, Florida Statutes, or its successor provision.

(c) *Time of Actions.* The parties agree, to the extent practicable, to time their actions to maximize intergovernmental coordination, communication and cooperation.

(d) *Joint Review.* "Joint Review" as used in this Agreement shall mean that the Planning Directors of each jurisdiction, or their duly appointed agents, shall review and discuss the proposed land development action. Should the joint review not result in an agreement between the jurisdictions, the matter shall be taken through the formal conflict resolution procedures described in this section.

SECTION 8. CONFLICT OF INTEREST. The parties agree that they will not take any action that creates or carries a conflict of interest under the provisions of Part III, Chapter 112, Florida Statutes.

SECTION 9. TERM. This Agreement supercedes and supplants any prior existing Agreements between the CITY and COUNTY regarding land development practices. This Agreement shall be in effect for a five (5) year period beginning the date which it is fully executed by both parties. This Agreement shall be automatically renewed for a subsequent five (5) year period unless one (1) of the parties thereto gives the other ninety (90) days advance notice, in writing, of intention to not renew the Agreement.

SECTION 10. NOTICE. Contact persons for this Agreement shall be the City Manager and the County Manager.

City Manager
City of Sanford
Post Office Box 1788
Sanford, Florida 32772-1788

Seminole County Manager
Seminole County Services Building
1101 East First Street
Sanford, Florida 32771.

SECTION 11. STANDING. Nothing in this Agreement shall be deemed to impair, waive or create any right accruing to any private property owner within the Joint Planning Area to seek

enforcement of any of the covenants, agreements, or promises contained herein to a court of competent jurisdiction.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day, month and year above written.

ATTEST:

CITY OF SANFORD

JANET R. DOUGHERTY, Clerk
City of Sanford, Florida

By: _____
BRADY LESSARD, Mayor

Date: _____

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
DARYL G. MCLAIN, Chairman

Date: _____

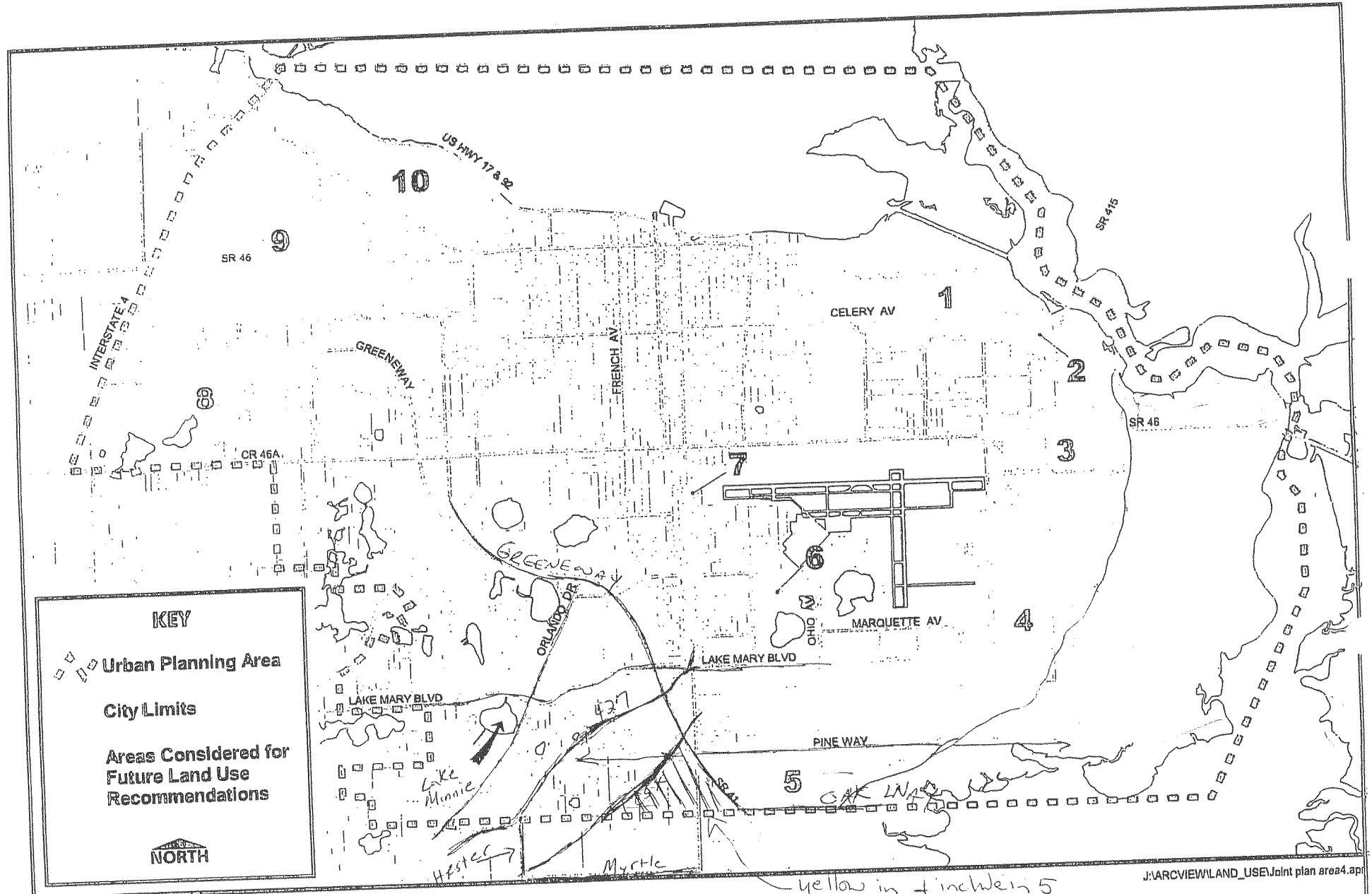
For the use and reliance
of Seminole County only.
Approved as to form and
legal sufficiency.

As authorized for execution by
the Board of County Commis-
sioners at their regular
Meeting of _____, 2004.

County Attorney

KC/gn
1/14/04 1/23/04
Attachments
Exhibits "A" - "D"
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EXHIBIT "A"



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Seminole County / City of Sanford Joint Planning Area Recommendations for Future Comprehensive Plan Amendments

EXHIBIT "B" - FUTURE LAND USE EQUIVALENCY CHART

Future Land Use	City Land Use	City Zoning	County Land Use	County Zoning
Low Density Residential - Single Family	LDR - SF 6 DU/Acre	SR-1AA; SR-1A; SR-1; PD; AG	LDR 1-4 DU/Acre	A-1, AC, RC-1, R-1, R1-A, R1-AA, R1-AAA, R1-AAAA, PLI, PUD
Medium Density Residential	MDR-10 10 DU/Acre	SR-1AA; SR-1A; SR-1; MR-1; PD; AG	MDR 4-10 DU/Acre	All LDR Zonings, RM-1; RM-2; R-2; R3A; R1-B; R1-BB; RP
Medium Density Residential	MDR-15 15 DU/Acre	SR-1AA; SR-1A; SR-1; MR-1; MR-2; PD; AG	HDR High Density Residential Over 10 DU/Acre	All MDR Zonings; R-3; R-4
High Density Residential - 20 DU/Acre	HDR	SR-1AA; SR-1A; SR-1; MR-1; MR-2; MR-3; PD; AG	HDR	All MDR Zonings; R-3; R-4
Office	ROI Residential-Office-Institutional	MR-1; MR-2; MR-3; RMOI; PD; AG	Office	OP; RP; AC; A-1; PLI; PUD
Commercial	NC-Neighborhood GC- General	RMOI; RC-1; GC-2; PD; AG	Commercial	All Office Zonings; CN; CS; C-1; C-2; PCD
Industrial	I - Industrial	RI-1; MI-2; PD; AG	Industrial	C-3; M-1A; M-1, A-1; OP; C-1; C-2; PCD; PII; PUD; DC

Future Land Use	City Land Use	City Zoning	County Land Use	County Zoning
Mixed Use	Waterfront Downtown Business District	All	Mixed Development	PUD, PCD, PLI, MRO, MROC, MROCI
High Intensity I-4 Planned Development	HI-I-4 High Intensity WIC - Westside Industry and Commerce	PD; AG	High Intensity Planned Development – Target Area HIP-TI	PUD; PCD; PLI; TI
High Intensity Airport Planned Development	AIC - Airport Industry Commerce	PD; AG; R-I-1	High Intensity Planned Development - Airport	PUD, PCP, PLI, TI, MRO, MROC, MROCI
Public/Semi-Public	PSP	All Zones	Public/Quasi Public Recreation	PLI; AC; A-1
Conservation	RP - Resource Protection	All Zones	Conservation	AC; A-1
General Rural	SE – Suburban Estates (1 DU/ Acre)	AG; PD	Suburban Estates 1 DU/Acre	AC; A-1; PLI; RM-3

EXHIBIT C
SEMINOLE COUNTY/CITY OF SANFORD JOINT PLANNING AREA
RECOMMENDATIONS FOR FUTURE COMPREHENSIVE PLAN AMENDMENTS

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
1	Celery Avenue Residential	Suburban Estates	<p>For all lands east of the line described as the eastern $\frac{3}{4}$ line of Sections 29 and 31, Township 19, Range 31 (more commonly referred to as the western boundary line of the University of Florida Agricultural Experimental Station) density shall not exceed two and a half (2.5) dwelling units per net buildable acre. For all lands west of said line, density shall not exceed four (4) dwelling units per net buildable acre. Any proposed development within the Midway Basin that exceeds one (1) dwelling unit/net buildable acre must connect to sewer and water services.</p> <p>Development on the north and south sides of Celery Avenue shall be subject to the Celery Avenue Overlay standards adopted by both the City and County at a later date. These standards will include provisions for dedication of right-of-way and construction of a twelve (12) foot wide bicycle path along the north side of Celery Avenue and a sidewalk on the south side.</p>
2	Celery Avenue/SR 415 Mixed Used	Industrial/Suburban Estates/Conservation	Mixed Development (multifamily, commercial, light industrial) for those parcels located south of Celery Avenue, between 1373 feet west of Cameron Avenue and SR 415. All development will be required to connect to

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			central water and sewer services. Density shall be as established in the Seminole County Comprehensive Plan, Vision 2020 and in no event shall such density be more than three (3) dwelling units per net buildable acre.
3	Intersection of SR 46/CR 415	Commercial/Industrial/ Suburban Estates	<p>Provide for a commercial node to serve the eastern portion of the City.</p> <p>Any proposed development within the Midway Basin that exceeds one dwelling unit/net buildable acre will be required to connect to water and sewer services.</p>
4	South & East Side of Airport	Suburban Estates/Conservation/ HIP - Airport	<p>Establish Ohio Avenue as the line separating low density residential uses to the west and airport-related uses to the east. Lands designated as industrial west of Ohio Avenue shall maintain that designation.</p> <p>These recommendations are based on the Part 150 Noise Exposure Maps and Compatibility Plan prepared in 2001 for the Orlando Sanford Airport by Environmental Science Associates (ESA) and supported by figures from the Airport Master Plan prepared by Post, Buckley, Schuh and Jernigan and dated July, 2002. This document identifies noise exposure areas through 2006. In addition, these</p>

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			<p>recommendations are supported by figures from the Airport Master Plan which indicate that from 2000 to 2020, airport passengers will increase by 660% and airport operations by 65%. There will be increased noise exposure from future expansion of Runway 18-36 to the south and Runway 27-R to the east resulting in increased noise levels to the east and south of the airport. Therefore, residential uses should be discouraged and the Airport Industry Commerce (AIC) Designation of the City of Sanford and the High Intensity Planned Development-Airport (HIP-Airport) designation of Seminole County should be extended east of the airport to the edge of the Resource Protection/Conservation designation and south of the airport (east of Ohio Street) to the edge of the Resource Protection/Conservation designation.</p> <p>Residential uses and public educational facilities should be prohibited south and east of the airport's runway system. However, rental multifamily residential units may be constructed provided they are outside the 60 DNL and do not include mobile homes.</p> <p>By the year 2004, the City and County shall amend their respective AIC and HIP-Airport designations of their Comprehensive Plans to</p>

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			<p>establish uses compatible with the airport:</p> <ul style="list-style-type: none"> • Industrial Parks; • Business Parks; • Commercial Developments; • Attendant retail; • Service and Hotel Uses; • Medium and high density rental residential Developments. • Agricultural uses <p>Single family residences shall only be allowed on existing one-acre suburban estates or larger lots. No new lots or tracts shall be created for single-family uses and existing parcels may not be subdivided for residential uses other than multifamily rental uses.</p> <p>An aviation easement shall be required and included in the recorded deed of any property prior to the construction of a single family dwelling unit or multifamily uses.</p> <p>All development must be phased concurrent with major public roadway improvements and installation of drainage, sewer and water utilities.</p> <p>The City and County shall require land use changes and/or zoning changes to ensure that</p>

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			<p>existing neighborhoods in the area are converted to airport compatible uses. This transition of uses must minimize adverse impacts on the neighborhood during the conversion process.</p> <p>Seminole County and Sanford will encourage mass transit facilities in the area and jointly work toward the restoration of Lake Jesup.</p> <p>Resource Protection and Conservation lands must be protected from the adverse impacts of intense development through the use of open space requirements, clustering, conservation easements, wetland buffers and transition areas.</p>
5	South of Pineway	Low Density Residential/Suburban Estates	New development restricted to one (1) dwelling unit per acre or less.
6	Silver Lake	Low Density Residential/Suburban Estates	<p>Extend this area to include the area bounded by Ohio Street on the east; Mellonville Avenue on the west; Onoro Street on the north and east; Lake Mary Blvd. on the south.</p> <p>The existed "Medium Density Residential" and "Industrial" Future Land Use designations as set forth in the Sanford or Seminole County Comprehensive Plans, as of the date of execution of this Agreement, shall be the total</p>

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			<p>and sole amount of Medium Density residential and Industrial land uses allowed. Heights of multifamily buildings must be compatible with single family units in the area. The County shall amend its Land Development Regulations to ensure that a parcel zoned for single family use is protected from adjacent multifamily developments by a setback of at least fifty (50) feet for one story buildings and at least one hundred (100) feet for buildings of two or more stories. A one story multifamily development shall also install a buffer of twenty-five (25) feet in width and a two or more story multifamily development shall install a buffer of at least fifty (50) feet in width.</p>
7	Sanford Avenue	Medium Density Residential/Commercial	<p>Recommend maintaining Medium Density Residential uses and Neighborhood & Commercial/Office frontage on Sanford Avenue two lots deep on a case-by-case basis. Prohibit commercial in Woodmere on east side of Sanford Avenue.</p>
8	West of Upsala/North of CR 46A	Low Density Residential	<p>Recommend Medium Density Residential (up to 10 du/ac) north of Indian Trace City PUD and on Upsala Road and West of Oregon. Recommend High Density Residential north and west of Twin Lakes along the Rinehart Road extension adjacent to Higher Intensity Planned District area.</p>

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
9	East of I-4	Higher Intensity Planned Development	<p>The City has amended its Comprehensive Plan to require PD zoning in this area. All lands in this area annexed by the City subsequent to the JPA have received land use designations of Westside Industry Commerce, one of the City's equivalent designation to HIP – TI. City and County Comprehensive Plan policies for this area are very similar, with the City's densities and floor areas being slightly less intense than the County's. The County and the City established gateway corridor standards for SR 46 in order to have compatible and attractive development in the area. This area is developing rapidly, consistent with the both the City and the County's Comprehensive Plan policies and identical corridor standards. The County and City, working together, have been successful in minimizing urban sprawl, providing affordable housing opportunities and targeting industrial and commercial growth in this area. Both the County and the City will continue to ensure that the area is developed consistent with their mutually agreed upon standards and policies.</p>
10	North of the Railroad/ South of US 17-92	Suburban Estates/Low Density Residential/Industrial	<p>The City has established a new land use designation for this area, Waterfront Downtown Business District in order to provide a planning and management framework for promoting the revitalization, development and redevelopment</p>

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			<p>of the Lake Monroe waterfront and the historic downtown area. All parcels between the railroad and US 17-92 from Mellonville Ave. to I-4 will take this designation as they are annexed into the City.</p> <p>The maximum intensity of nonresidential development, other than industrial, measured as a floor area ratio (FAR) is 2.0 for the areas east of French Ave., and .35 for the areas west of French Ave. These FAR's are intended to illustrate the amount of development on both specific parcels and in the district overall. The maximum density for residential development shall be 50 units per acre. The maximum FAR for industrial uses will be .5.</p> <p>The implementation of the Waterfront /Downtown Business Land Use Designation will not require amendments to the zoning map and land development regulations and all underlying zoning requirements and land development restrictions will remain in place, including those that ensure the protection of environmentally sensitive lands, wetlands, floodplains and drainage ways, aquifer recharge areas, aquatic habitats, native vegetation and wildlife habitats.</p> <p>All efforts should be made to protect existing</p>

Reference Number	General Location	SEMINOLE COUNTY ADOPTED LAND USE	FUTURE LAND USE RECOMMENDATIONS/COMMENTS
			single family areas from the impacts of more intense development through the use of added buffering and transition of building heights.

AN ORDINANCE AMENDING THE LAND DEVELOPMENT CODE OF SEMINOLE COUNTY; ESTABLISHING A CELERY AVENUE CORRIDOR OVERLAY ZONING DISTRICT; EXPLAINING THE PURPOSE OF THE STANDARDS OF THIS OVERLAY DISTRICT; PROVIDING A GEOGRAPHIC DESCRIPTION OF THE CELERY AVENUE CORRIDOR; PROVIDING FOR APPLICABILITY; REFERENCING DENSITY LIMITATIONS; PROVIDING FOR BUFFERS AND SETBACKS ALONG THE CELERY AVENUE CORRIDOR; PROVIDING BUILDING HEIGHT AND LIGHTING REGULATIONS; REQUIRING SIDEWALKS OR TRAILS; REGULATING LOCATION OF UTILITIES; PROVIDING SIGN REGULATIONS; REQUIRING BUS STOPS; REQUIRING NEIGHBORHOOD PARKS; PROVIDING FOR RESIDENTIAL TRANSITIONS; LIMITING CONSTRUCTION HOURS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Seminole County (the "Board") has studied and evaluated recent development patterns along Celery Avenue/County Road 415 (hereinafter referred to as Celery Avenue) in unincorporated Seminole County and determined that development pressure threatens to impair the rural character, natural beauty and quality of life in this area; and

WHEREAS, the Board has determined that area-specific land use and development regulations are necessary to protect the rural character, natural beauty, property values and quality of life in the Celery Avenue area; and

WHEREAS, an economic impact statement has been prepared and is available for public review in accordance with the provisions of the Seminole County Home Rule Charter; and

WHEREAS, the private property rights analysis relating to this Ordinance has been prepared and made available for public review in accordance with the requirements of the Seminole County Comprehensive Plan,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. Creation of Celery Avenue Corridor Overlay Standards Zoning Classification. Chapter 30, Part 58, Land Development Code of Seminole County is hereby created to read as follows:

PART 58. CELERY AVENUE OVERLAY STANDARDS CLASSIFICATION

Sec. 30.1101. Creation. Supplemental to all Land Development Code requirements heretofore and hereafter established, there is hereby created an overlay zoning classification known as the "Celery Avenue Corridor Overlay Standards." Property within the Celery Avenue Corridor shall be subject to all provisions set forth herein. The provisions of this Part shall supercede all contrary regulations found elsewhere in this Code. Any development concerns not specifically addressed within this Part shall be governed as set forth in other applicable provisions of this Code.

Sec. 30.1102. Purpose. The purpose of this part is to establish uniform design standards which shall guide development

within the Celery Avenue Corridor such that it is conducted in a manner which:

- (a) Maintains Celery Avenue as a well landscaped scenic gateway to Seminole County;
- (b) Preserves the natural features of this corridor;
- (c) Enhances aesthetic features along the corridor, both man-made and natural;
- (d) Prevents visual pollution caused by unplanned and uncoordinated uses, buildings and structures;
- (e) Maximizes traffic safety, roadway capacity and vehicular and non-vehicular circulation in the corridor;
- (f) Maintains and enhances property values in Seminole County;
- (g) Fosters high quality development; and
- (h) Recognizes and grandfathers existing uses and structures.

Sec. 30.1103. Corridor defined. The Celery Avenue Corridor shall encompass all properties bordering on Celery Avenue between Scott Avenue and State Road 415.

Sec. 30.1104. Applicability.

(a) The provisions of this Part shall apply to all new development and redevelopment projects within the Corridor which:

- (1) Are non-residential; or

(2) Include residential development of at least three lots at a density of more than one dwelling unit per net buildable acre.

(b) This Part shall not apply to Agriculturally zoned lands utilized for bonafide agricultural or silvacultural purposes or for single family dwellings and customary accessory uses, except in regard to provisions of this Part imposing setback and utility regulations.

Sec. 30.1105. Density. Development within the Corridor shall be restricted to the density limitations set forth in the "Seminole County/City of Sanford Joint Planning Interlocal Agreement" adopted by the Seminole County Board of County Commissioners on _____, 2004.

Sec. 30.1106. Buffers. Development within the Corridor shall provide a twenty-five foot wide buffer adjacent to the post-development Celery Avenue right-of-way line. Said buffer shall be subject to the following conditions:

(a) No stormwater retention or detention shall be permitted within the buffer.

(b) No utilities, including but not limited to, pipes, lift stations, electrical poles, gas poles or telephone poles, shall be located within the buffer. Notwithstanding the foregoing, utility pipes, wires and other conduits necessary for

connection of utility services may cross through the buffer for connection to the development.

(c) A six foot high clay brick wall shall be required within the five feet of the buffer furthest from the post-development Celery Avenue right-of-way line. The wall shall be unbroken except as needed for ingress and egress. The wall shall be staggered at approximately every 75 feet.

(d) The buffer shall be landscaped to include, at a minimum, the following per every 100 linear feet along Celery Avenue:

- (1) Two canopy trees of a 4 inch-caliper;
- (2) Four under story/sub-canopy trees of a 1½ inch caliper; and
- (3) A continuous hedge line of at least 30 inches in height and 30 inches on center (as measured at the time of planting) located behind the required landscape trees. Said hedge may be interrupted to allow for ingress or egress.

In the event that a wall is installed within the buffer, all landscaping required by this section must be located on the Celery Avenue side of the wall.

(e) All freestanding walls, planters and similar apparatus fronting upon Celery Avenue shall be constructed of clay brick.

Sec. 30.1107. Building Setbacks.

No structure, other than walls and fences, shall be erected, constructed or located within ten (10) feet of the required buffer.

Sec. 30.1108. Sidewalks and trails on Celery Avenue.

(a) Any development within the Corridor which adjoins or borders upon Celery Avenue shall include a five foot wide concrete sidewalk within the buffer or the Celery Avenue right-of-way if permitted as set forth in Chapter 75 of this Code. The sidewalk shall be at least four inches thick, except at vehicle crossings, at which it shall be at least six inches thick.

(b) In lieu of constructing a sidewalk on the north side of Celery Avenue, a developer shall have the option to contribute to Seminole County an amount of money equal to the cost of constructing said sidewalk which Seminole County shall use to supplement the cost of constructing trails along Celery Avenue. Said cost shall be determined by the Development Review Manager based upon industry rates and standards. Said funds shall be paid to the Seminole County Board of County Commissioners prior to issuance of Certificates of Completion or Occupancy for the development. Should the developer opt to pursue this option, they shall also be required to dedicate any

easements necessary for the construction or use of a trail on the subject property.

(c) In the event that a trail has already been fully constructed within the buffer of the subject development, the requirement to construct a sidewalk or pay a fee for trail construction shall be waived.

Sec. 30.1109. Lighting.

The outdoor light fixtures of all development within the Corridor shall be installed as follows:

(a) Residential street lighting shall not exceed 25 feet in height and shall be of a decorative design, complementing and blending with the rural character of the Corridor.

(b) Lights on poles and wall lights, including those located on houses, shall be cut-off fixtures.

(c) No neon accenting or neon highlighting of any building shall be permitted.

(d) Security lighting shall be equipped with motion sensors so that it is not continuously lit.

(e) All light fixtures must be reviewed and approved for compliance with this Section by the Planning and Zoning Commission during preliminary subdivision review, if such review is otherwise required.

Sec. 30.1110. Signs.

(a) All signs shall be coordinated with height, size, materials and color of nearby buildings so as to provide a uniform appearance.

(b) No internally illuminated, blinking, flashing or otherwise animated signs shall be permitted in the Corridor.

(c) Light fixtures for externally illuminated signs shall be placed in a burial vault, hidden within a planter bed or otherwise screened so as not to create light spillage outside of the object to be illuminated.

(d) No part of any ground sign or free standing sign shall exceed 12 feet in height.

(e) All sign supports shall be enclosed by a solid base which is at least two-thirds the width of the sign. The finish on the base shall be coordinated with the building design, material and color of nearby buildings as to provide a uniform appearance, provided however, that in no event shall the base be made of a metal or plastic finish. Acceptable base finishes include, but are not limited to, masonry, brick, split-face block, stucco, or wood.

Sec. 30.1111. Building Height. No structure shall exceed 35 feet in height.

Sec. 30.1112. Neighborhood Parks.

(a) Any development of more than 10 residential houses shall provide a neighborhood park within the development.

(1) Said park shall include a combination of amenities from Group A, B, and C as set forth herein or such equivalent amenities as are approved by the Board of County Commissioners:

<u>Group A</u> <u>(Structures)</u>	<u>Group B</u> <u>(Facilities)</u>	<u>Group C</u> <u>(Equipment)</u>
Clubhouse	Basketball Court	Picnic table/benches
Pavilion	Racquetball Court	Water Fountains
Swimming Pool	Volleyball Court	Tot Lot/play equipment
Gazebo	Tennis court	Grills
Dock	Jog trail	

(2) Any such development of which more than 50% of the lots are less than 1/4 acre in size shall utilize at least 7.5% of the net buildable acreage as a neighborhood park. Said park shall include at least one Group A amenity, one Group B amenity, and four Group C amenities (of which only two amenities may be the same.)

(3) Any such development of which more than 50% of the lots are greater than 1/4 acre in size shall utilize at least 2.5% percent of the net buildable acreage for a neighborhood park. Said park shall include at least one Group B amenity and two different Group C amenities.

(b) Neighborhood parks may include retention areas, lakes or wetlands, however, these areas shall not be calculated toward the size requirements for the park.

(c) All neighborhood parks shall have adequate trash receptacles.

(d) All neighborhood parks shall be maintained by the developer or the development's homeowners association.

(e) The neighborhood park design must be reviewed and approved by the Planning and Zoning Commission during preliminary subdivision review for compliance with this Section. The location and final design of a neighborhood park shall be determined at the final engineering review.

Sec. 30.1113. Bus stops. Any development of more than 25 lots shall provide a bus stop for the use of school children. The bus stop should be located and designed so that it provides traffic safety and protection from the elements for its users. The location and design of such bus stop must be reviewed by the Planning and Zoning Commission for pedestrian and vehicular traffic safety and design in accordance with this Section during preliminary site plan review.

Sec. 30.1114. Utilities.

(a) All developments subject to this Part shall be required to provide central water and sewer services to all lots.

(b) All new or relocated utility lines within the corridor shall be installed underground, unless alternate approval is granted by the Board of County Commissioners. The cost of installing such underground utilities shall be borne by the developer, unless such relocation of utility lines is caused by expansion of a County road, in which case the County shall bear the cost of installation.

Sec. 30.1115. Residential Transitions.

Where a proposed development will consist of single family lots abutting a platted subdivision of single family lots of one acre or greater size, the lots of the proposed development shall maintain a minimum lot width of 100 feet and a minimum lot area of 13,500 square feet.

Sec. 30.1116. Construction hours. Construction activity within the corridor shall only be permitted between the hours of 7:00 am and 9:00 pm, Monday through Saturday. The County Engineer or Development Review Manager may permit construction outside of these designated hours only where the subject construction involves road or utility work and expansion of the construction hours will serve the public interest.

Section 2. Codification. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall become and be made a part of the Land Development Code of Seminole County, Florida and the word "Ordinance" may be changed

to "Section," "Article," or other appropriate word or phrase and the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention; provided, however, that Sections 2, 3 and 4 shall not be codified.

Section 3. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provision of this Ordinance are declared severable.

Section 4. Effective Date. This Ordinance shall take effect upon filing a copy of this Ordinance with the Department of State by the Clerk of the Board of County Commissioners.

ENACTED this ____ day of _____, 2004.

BOARD OF COUNTY COMMISSIONERS
OF SEMINOLE COUNTY, FLORIDA

By: _____
DARYL G. MCLAIN

1/8/04 2/10/04
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CELERY AVENUE OVERLAY STANDARDS
COMPARISON OF DRAFT AND COMMUNITY COMMENTS

SECTION	COUNTY DRAFT	COMMUNITY COMMENTS
Whereas Clauses	States four clauses, the first two addressing the concern for the threat to impair the rural character, natural beauty and quality of life.	Suggests adding a section to include a "big-picture" statement emphasizing the importance of bicycle and pedestrian connections on Celery Avenue with: 1) the Sanford Riverwalk, 2) the Volusia and Seminole County Lake Monroe Loop trail systems, and especially 3) bicycle/pedestrian facilities that will be part of the new bridge at State Road 415.
Applicability	(a) The provisions of this Part shall apply to all new development and redevelopment projects within the Corridor which: (1) Are non-residential; or (2) Include residential development of at least three lots at a density of more than one dwelling unit per net buildable acre. (b) This part shall not apply to Agriculturally zoned lands utilized for bona fide agricultural or silvicultural purposes or single family dwellings and customary accessory uses , except in regard to provisions of this part imposing setback and utility regulations.	(a) At the end of the day, the realization and impact of the Celery Avenue Overlay Standards requires uniform applicability. Other than the agricultural limitations noted under (b), the standards should apply to all development within the Corridor. Recommend that (1) and (2) be eliminated.
Buffers	Per 100 linear feet: 2 canopy trees, 4 under story trees, a continuous hedge line of at least 30 inches in height and 30 inches on center. 25-foot wide buffer adjacent to the Celery Avenue post development right-of-way line- may contain landscaping and sidewalks, five feet furthest from Celery Avenue right-of-way may contain screen wall No stormwater retention allowed in buffer. No utilities allowed in buffer but they may cross.	Width- As stated in the first review, a 50' buffer rather than the proposed 25' buffer is considered a minimum to establish the intended rural character. A 25' wide landscaped buffer is similar to other urban corridor landscape requirements such as State Road 46. General Comments Regarding Buffer Distance- A landscaped open space area along Celery Avenue is necessary to establish a rural character. While the width of that area may be debatable, a 25' wide sparsely landscaped strip is not sufficient. A minimum 50' landscaped buffer should be provided. Even a 50' buffer will appear small on a rural roadway and may not achieve the desired effect. This is especially true if walls are built along the road that narrow the vista along the corridor. Measurement- The buffer should begin at the proposed right-of-way line of Celery Avenue. The intended future right-of-way requirement is not stated in the ordinance. To be consistent with the centerline method of measuring the building setback noted below, the buffer should also be measured from the centerline, beginning at the proposed edge of right-of-way. Landscape- These provisions are significantly less than the previously recommended 8 canopy trees, 10 understory trees and 70 shrubs with a 50' buffer. At least one or two additional canopy trees should be required.
Neighborhood Parks	Subdivisions with more than 10 lots must provide a neighborhood recreation area within the development where: -more than 50% of platted lots are less than ¼ acre, 7.5% of the net buildable acreage must be set aside for a park - more than 50% of platted lots are ¼ acre or more, 2.5% of the net buildable acreage must be set aside -design must utilize a combination of amenities from three groups: structures, facilities, equipment -park shall be held and maintained by the private development and/or respective HOA -may include retention, lakes or water, wetlands but may not be calculated toward the size requirements.	The neighborhood parks standards appear to provide for positive amenities within subdivisions. However, the Celery Avenue Overlay Standards came about as a larger effort to plan an entire neighborhood and establish a specific character for that area. A community or regional park for the entire neighborhood should be considered, albeit within an area-wide context. The County should review its recreation plan for the area to determine the need for and desirability of a park facility, especially within the context of opportunities presented by lands associated with the former state agricultural research facility.

PLANNING AND DEVELOPMENT DEPARTMENT
PLANNING DIVISION



February 6, 2004

The Sustainable Communities Advisory Council
P.O. Box 660065
Oviedo, Florida 32766

RE: Proposed Sanford Joint Planning Agreement

Dear Council Members:

Thank you for your comments regarding the proposed Joint Planning Agreement (JPA) between Seminole County and the City of Sanford. It is undoubtedly vital that community participation and insight such as that of the Sustainable Communities Advisory Council (SCAC) helps effectuate progress in Seminole County.

We have addressed the concern stated in your letter regarding recognition of the East Rural Area, on page five under number 2, which states: "Protect the general rural character of the Rural Areas of Seminole County as depicted in the Seminole County Comprehensive Plan, as it may be amended, by establishing limits for and conditions relating to future annexations by the City". Regarding redrawing the Urban/ Rural Boundary line, staff will discuss this matter with the Board of County Commissioners and seek direction. Additionally, in order to strengthen the protection of land use and zoning guidelines, in Exhibit A of the JPA, we are seeking to expand Area 5 to include lands South of Pine Way **and its assumed western extensions to the CSX Railroad**. This will include a portion of Sub-Area 2 of the Myrtle Street Study Area in the JPA.

Regarding the transition of land use intensity down further away from the Lake Jesup and St. Johns River floodplain habitat area, I believe the area of concern you mention is part of the Lake Jesup Conservation Area. Reviewing the land use classification for the properties bordering on the west, the conservation area is bordered by properties with land use classifications of High Intensity Airport (HIP AP) and Industrial (IND), which are compatible with the adjacent Sanford-Orlando Airport. A map of this area showing this information is enclosed. Any residential land use in this area would not be feasible due to incompatibility with the Airport. The Lake Jesup Conservation Area is publicly held land which will not be developed. Protection is further provided with a **Conservation Overlay** and a **Recreation Land Use** designation of the public lands of the Lake Jesup Conservation Area. Please share any alternative recommendation the Council envisions regarding how a different transition of land use in this area that would be compatible and achieve additional environmental protection.

Thank you again, for taking the time to review and comment on the proposed JPA between Seminole County and the City of Sanford. We look forward to SCAC's continued participation. Please contact me with any additional concerns or questions you may have at (407) 665-7444 or MWest@seminolecountyfl.gov.

Sincerely,

Matt West
Planning Manager
Seminole County Planning Division
1101 East First Street
Sanford FL 32771

The Sustainable Communities Advisory Council
P.O. Box 660065
Oviedo, Fl. 32766

November 9, 2003

Seminole County Board of County Commissioners
1101 E First Street
Sanford, FL 32771-1468

Re: Sanford JPA

Honorable Commissioners:

Sustainable Community Advisory Council would like to comment on the upcoming decision regarding the Joint Planning Agreement with the city of Sanford. We feel that this agreement will be an important planning and Growth Management tool for many years to come, and may well determine the final development pattern for a much larger portion of Seminole County.

While attempting to deal with the immediate issue of Celery Avenue development, a significantly broader area has been defined. In this larger area, many diverse issues are being struggled with, yet most of the draft J.P.A.'s focus seems to return back to Celery Avenue.

We would recommend that the boundary definition of the Agreement be redrawn to reflect this focus on Celery Avenue and away from the Lake Jesup basin. This will allow a much more complete and effective look at the other areas that are currently included in this draft. A separate review at the larger issues associated with the broad area would make much more sense.

If a change to this boundary cannot be made, then the following are the issues we feel should receive more attention than they do in the current proposal.

- **Land use and zoning guidelines in the planning area should reflect the sensitive nature of the Lake Jesup and St Johns**

river floodplain habitat area, and transition of land use intensity down further away from these areas

- Formally recognize the County's Rural East Area in the agreement and make it very clear that the urban intensity ends north of the floodplain habitat areas. This county boundary definition (Urban / Rural Boundary) is depicted south of the conservation area and could be amended in our Comprehensive Plan to correspond with the appropriate location of future urbanization. It would be much easier to convince Sanford to apply appropriate land use designations in this area if we remedied our inconsistency first.
- Annexation limits, land use and zoning guidelines in the planning area west of the airport should reflect the separate and different needs of the North Lake Jesup Community, and empower the county to defend it against inappropriate decisions by Sanford.

We feel the current proposal lacks the strength, in these areas, that we as a county will need in the near future. We respectfully ask that these items be addressed before the existing draft agreement with Sanford is signed. As suggested before, if these problem areas were removed from the planning area boundary, we feel the proposed planning agreement would be a much more focused and effective tool.

Thank you for this opportunity to comment on your upcoming decision.

Members of the SCAC

1/29/04

To: Matt West

From: Ken McIntosh

RE: Celery Avenue Corridor

Attached is Overlay Review.

Note the concerns about the suggested Buffer.

The current language appears to authorize the placement of a wall within the Buffer compromising the quality of the Buffer.

Please remember the concerns of the Celery Avenue Group as to Zone 2

1. Geographical configuration
2. Density
3. Impact of 415 improvement

I shall respond to your call

407 322 7703

REVIEW OF THE CELERY AVENUE OVERLAY ORDINANCE

January 23, 2004

Page 1, Title

Add the word corridor to read: THE CELERY AVENUE CORRIDOR

Add a "Whereas" to Address Long-Term Bicycle and Pedestrian Connections

The "Whereas" section should include a "big-picture" statement emphasizing the importance of bicycle and pedestrian connections on Celery Avenue with: 1) the Sanford Riverwalk, 2) the Volusia and Seminole County Lake Monroe Loop trail systems, and especially 3) bicycle/pedestrian facilities that will be part of the new bridge at State Road 415. This type of intermodal connection provides a key for long-term quality of life.

Sec. 30.1104. Applicability

(a) At the end of the day, the realization and impact of the Celery Avenue Overlay Standards requires uniform applicability. Other than the agricultural limitations noted under (b), the standards should apply to all development within the Corridor. Recommend that (1) and (2) be eliminated.

Sec. 30.1106 Buffer

Width. As stated in the first review, a fifty-foot (50') rather than the proposed twenty five foot (25') buffer is considered a minimum to establish the intended rural character. A twenty five foot wide landscaped buffer is similar to other urban corridor landscape requirements such as State Road 46.

General Comment Regarding Buffer Distance. A landscaped open space area along Celery Avenue is necessary to establish a rural character. While the width of that area may be debatable, a twenty-five foot (25) wide sparsely landscaped strip is not sufficient. A minimum fifty foot (50') landscaped buffer should be provided. Even a fifty foot (50') buffer will appear small on a rural roadway and may not achieve the desired effect. This is especially true if walls are built along the road that narrow the vista along the corridor.

Measurement. The buffer should begin at the *proposed* right-of-way line of Celery Avenue. The intended future right-of-way requirement of Celery Avenue is not stated in the ordinance or previous reviewed documents. In order to be consistent with the centerline method of measuring the building setback noted below, the buffer should also be measured from the centerline, beginning at the proposed edge of right-of-way. Therefore, assuming that the proposed right-of-way is to be eighty feet (80'), a fifty foot buffer would be located between forty (40') and ninety (90') feet from the centerline.

(Unless the property line is further than 40 feet from the center line, in which case the fifty foot (50') buffer will be measured from the property line.)

Screen Walls (d) and Location of Screen Wall and Landscape (3). The previously reviewed standards allowed screen walls within the buffer but required that such walls be located within the five feet furthest from Celery Avenue. That provided a minimum twenty foot (20') landscaped area within the twenty-five foot (25') buffer. The proposed ordinance permits landscape to be squeezed into an area of unspecified width between the property line/right-of-way line and a wall. The proximity of the wall to the road, plus the tight landscape between the wall and the road will provide a typical urban or suburban streetscape. The desired rural character of the Celery Avenue area will be diminished by the current proposal. **Screen walls should be located within the five foot (5') area furthest from Celery Avenue, as previously proposed.**

Landscape (e). The tree caliper has increased from 3 to 4 inches for canopy trees. Under story tree requirements remain the same as previous draft standards. The continuous hedge requirement has been added. These provisions are significantly less than the previously recommended 8 canopy trees, 10 understory trees and 70 shrubs with a fifty foot (50') buffer. At least one or two additional canopy trees should be required.

Sec. 30.1108 Building Setbacks

Walls (g). Given that the setbacks are measured from the centerline of the right-of-way, 20 feet appears to be a mistake.

Sec. 30.1108 Sidewalks

(a) Correct first sentence to read "five foot wide."

Sec. 30.1109. Lighting

The proposed requirements appear consistent with previous recommendations.

Sec. 30.1110. Signs

The proposed requirements appear satisfactory to maintain a low profile sign program for the corridor.

Sec. 30.1112. Parks

The neighborhood parks standards appear to provide for positive amenities within subdivisions. However, The Celery Avenue Overlay Standards came about as a larger effort to plan an entire neighborhood and establish a specific character for that area. A community or regional park for the entire neighborhood should be considered, albeit within an area-wide context. The County should review its recreation plan for the area to determine the need for and desirability of a park facility, especially within the context of opportunities presented by lands associated with the former state agricultural research facility.

By: Land Design Innovations, Inc., 140 N. Orlando Avenue, Suite 295
Winter Park, FL 32789 (407)975-1273



"ANTONIA GERLI"
<GERLIA@ci.sanford.fl.us>
.us>

To: <aboswell@co.seminole.fl.us>, <MWest@co.seminole.fl.us>
cc: "RUSSELL GIBSON" <GIBSONR@ci.sanford.fl.us>
Subject: JPA comments

01/30/2004 08:58 AM

I've reviewed the JPA and have a few comments:

Exhibit "B" - Land Use Equivalency Chart: We have a new future land use designation, Parks, Recreation, Open Space (PRO) that is equivalent to your Public Recreation. It should be included in the chart. Also, our designation of Waterfront Downtown Business District is equivalent to your SE, LDR and I in the area between the railroad tracks and US 17/92. This is stated in Exhibit C #10 and should be reflected in Exhibit B.

I am concerned that some dates have been changed in this final version from those we had originally agreed on. The duration of the agreement had been 7 years with a 5 year automatic renewal. Now it is five years with a 5 year renewal.

I am more concerned that the year for the agreement about taking over Celery Avenue has been moved up from 2013 to 2008. The JPA that our Mayor already signed had the 2013 date in it. We still have not received the CPH report on the condition of the road. We will need to have our engineers review the report before we can discuss the JPA with the P&Z and the City Commission. I don't know if the Commission will want to commit to road maintenance that soon. What is your reason for the change.

Looking forward to hearing from you.

Antonia Gerli



Matt West

01/26/2004 12:24 PM

To: April Boswell/Seminole@Seminole
cc:
Subject: Celery Avenue Overlay Ordinance

----- Forwarded by Matt West/Seminole on 01/26/2004 12:29 PM -----



John_LeRoy@scps.k12.fl.us

01/26/2004 12:21 PM

To: mwest@co.seminole.fl.us
cc: Glenda_Clements@scps.k12.fl.us, Dianne_Kramer@scps.k12.fl.us,
John_LeRoy@scps.k12.fl.us, Kenneth_Lewis@scps.k12.fl.us
Subject: Celery Avenue Overlay Ordinance

Matt,
The only change we recommend is the following:
Sec. 30.113 Bus Stop.
After the word provide, omit the next three words "within the
development".
The stop needs to be near the entrance and not inside the
development..

John W. LeRoy
Seminole County Public School
Facilities Planning
407-320-0068, Fax 407-320-0292
mailto:john_leroy@scps.k12.fl.us



WINMAIL.DAT



SEMINOLE COUNTY

Engineering Division

520 W. Lake Mary Blvd., Suite 200

Sanford, Florida 32773

Phone: (407) 665-5674

FAX: (407) 665-5789

January 26, 2004

MEMORANDUM

TO: Don Fisher, Director, Planning and Development Department

FROM: Jerry McCollum, P.E., County Engineer

SUBJECT: Celery Avenue from Mellonville Avenue to State Road 415

Historically, Celery Avenue from Mellonville Avenue to State Road 415 has been a roadway that especially from a drainage perspective needs to be upgraded. Until the passage of the 2nd Generation Sales Tax, there was no funding for this project. With the passage of the 2nd Generation Sales Tax, approximately 2.5 Million dollars was estimated to upgrade this roadway from U.S. Highway 17/92 to State Road 415. The upgrading of this road has always been envisioned as a project that resolves drainage issues and provides isolated intersection improvements without substantial right-of-way acquisition.

With the above parameters in mind, the County retained a consultant to prepare a preliminary assessment of Phase I of the roadway east of Mellonville Avenue prior to beginning final design. The following recommendations were made by the consultant and staff from the County Engineer's office:

- Between Mellonville Avenue and Brisson Avenue, cross drain culvert improvements need to be made and minor widening to eliminate pavement gaps (hour-glasses) between existing and proposed left turn lanes required by developers on Celery Avenue.
- From Brisson Avenue to Chickasaw Trail, only 40 feet of right-of-way exists. Within this section only minor improvements are proposed. Any major widening (3-lanes) is not necessary until development occurs and should be built by the site developer. This may result in some differences in timing and turn-lane continuity; however, this is not perceived as a major traffic operations issue for this particular segment of roadway.

- A separate project from Chickasaw Trail to State Road 415 to realign the northern curve on Celery Avenue is being designed by the County and coordinated with the Florida Department of Transportation's realignment of the southern curve in conjunction with the widening of State Road 415.
- There is no capacity need to 4-lane Celery Avenue now or in the 20-year planning horizon.
- From a long-range planning perspective, the Trailway Master Plan depicts a potential trail corridor in the vicinity of Celery Avenue. No right-of-way or funding exists for the implementation of this trailway.

This information is provided as a brief overview. At this time, the consultant's Preliminary Engineering Report is in the "draft" stages. In summary, while Celery Avenue is a "collector" road, it has been approached as a rural-type roadway which would be improved within its existing limited right-of-way corridor.

If you have any questions, please contact me.

JM/dr

c: Matt West, Manager, Planning Division
Alice Gilmartin, Principal Coordinator, Planning Division
Gary Johnson, P.E., Director, Department of Public Works
Pam Hastings, Administrative Manager, Department of Public Works
Antoine Khoury, P.E., Principal Engineer/Minor Projects



SEMINOLE COUNTY

Engineering Division

520 W. Lake Mary Blvd., Suite 200

Sanford, Florida 32773

Phone: (407) 665-5674

FAX: (407) 665-5789

January 13, 2004

MEMORANDUM

TO: Gloria Vyka, Assistant Supervisor, Planning & Development

FROM: Jerry McCollum, P.E., County Engineer

SUBJECT: Celery Avenue Overlay Ordinance

Pursuant to your January 9th Memorandum, the following comments are provided:

Page 3

Item (a) Maintains Celery Avenue as a well landscaped scenic gateway to Seminole County

Who is going to provide the landscaping on the roadway and maintain it?

Item (b) Preserves the natural features of this corridor

It would be helpful to have "natural features" clarified especially as it relates to the potential for any tree removal due to safety, drainage, sidewalk or trail improvement by the County.

Page 4 – Section 30.1104. Applicability.

Item (b) This Part shall not apply to Agriculturally zoned lands, except in regard to provision of this Part imposing setback and utility regulations.

I believe it would be helpful to not only exclude the agriculturally zone lands, but to add the statement that any roadway improvements, trail improvements or maintenance activities by the County would be exempt from this provision. Adding this language would resolve potential future conflict issues.

Page 4 – Section 30.1106. Buffers.

Item (b) No utilities, including but not limited to, lift stations, electrical poles, gas poles or telephone poles, shall be located within the buffer. Notwithstanding the foregoing, utilities pipes, wires and other conduits necessary for connection of utility services may cross through the buffer.

Somewhere in this document it needs to identify where the utilities are going to be placed because the County does not have the ability to deny utilities on the roadway itself which would seem to defeat the purpose of the buffer as it relates to utilities.

Page 5

Item (f) All freestanding walls, sound barriers, planters, and similar apparatus fronting upon Celery Avenue shall be construction of clay brick.

Sound barriers are designed for certain acoustic qualities and clay brick is not used. Normally, preconstructed panels are inserted into the ground.

Page 6 - Section 30.1108. Sidewalks and trails on Celery Avenue.

Item (a) Typo "think" should be thick.

Item (b) In lieu of constructing a sidewalk on the north side of Celery Avenue, a developer may contribute to Seminole County an amount of money equal to the cost of constructing said sidewalk, which Seminole County shall use to supplement the cost of constructing trails along Celery Avenue. Said cost shall be determined by the Development Review Manager based upon industry rates and standards. Should the developer dispute the amount determined by the Development Review Manager, this determination may be appealed to the County Manager. Said funds shall be paid to the BCC prior to issuance of Certificates of Completion or Occupancy of the development. Should the developer opt to pursue this option, they shall also be required to dedicate any easements necessary for the construction or use of a trail on the subject property.

In this particular section, it is unclear as to the costs being contemplated. Are the costs for a sidewalk or a trail? Trails are substantially more costly; therefore, it should be clear what type of funds are being collected by the Development Review Manager.

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Item (b) All new or relocated utility lines within the corridor shall be installed underground, unless alternate approval is granted by the Board of County Commissioners. The cost of installing such underground utilities shall be borne by the developer, unless such relocation of utility lines is caused by expansion of a County road, in which case the County shall bear the cost of installation.

As stated in this item the County will need to underground the utilities if we did any road expansion. This is unreasonable for two reasons. First, there is insufficient right-of-way to underground utilities; therefore, physically it could not be done without acquiring property. Secondly, there are no funds or precedent for the County to underground utilities unless directed by the Board.

If you have any questions, please contact me.

JM/dr

- c: Gary Johnson, P.E., Director, Department of Public Works
- Pam Hastings, Administrative Manager, Department of Public Works
- Melonie Barrington, P.E., County Traffic Engineer
- Mark Flomerfelt, P.E., Manager, Road Operations & Stormwater
- Antoine Khoury, P.E., Principal Engineer/Minor Projects
- Brett Blackadar, P.E., Principal Engineer/Concurrency



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To: <MWest@co.seminole.fl.us>
cc: "RUSSELL GIBSON" <GIBSONR@ci.sanford.fl.us>
Subject: Celery Avenue LDR comments

01/12/2004 03:42 PM

Dear Matt and April:

Below are Sanford's comments on the LDRs for Celery Avenue. Please call me if you have any questions at 407 330-5672.

Sec. 30.1106. Buffers:

The Celery Avenue ROW must be defined. New subdivision plans along Celery Avenue in the City show a 45 - 50 foot existing ROW. County LDRs state the Celery Ave. ROW should be 100'. The proposed regulations require a 25" wide buffer adjacent to the ROW. I hope you mean the 100' ROW and not the existing ROW. You should clearly define this so that developers are not landscaping areas that will eventually be ROW.

The required hedge should go behind the trees so that it is not right up against the ROW line.

Sec. 30.1107. Building Setbacks.

(g) Walls: I think there is a typo: the setback for a wall is only 20' from the centerline of Celery Avenue. Even with a 45' ROW, that puts the wall on public property.

Sec. 30.1109 Lighting (b)

Cut-off lights only shine down. Therefore they cannot be placed in a burial vault or hidden in a planter.

Lights on poles and wall lights (including those on houses) should all be fully shielded lights. Fully shielded lights are defined as Lighting constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal. Such fixtures usually have a flat, horizontally oriented lens and opaque (usually metal) sides. They are often described as "shoebox" luminaires if the luminaire has a predominantly rectangular form. Fixtures that either have reflecting surfaces or lenses (clear or prismatic) located below the lamp and visible from the side or above and fixtures that can be mounted such that the shielding is ineffective are not considered fully shielded lighting.

Flood lights should be discouraged.

Sec. 30-1112 Neighborhood Parks. We have concerns that developers may want to have private roads but public parks. If parks are to be dedicated to the public, then the roads that access them must also be dedicated to the public. I think there is also the issue of a developer constructing substandard park equipment and then attempting to dedicate it to the public.

It is required that the developer provide four amenities from group C. Would 4 picnic tables satisfy this requirement? This should be better defined.

Other:

Can you email or send Russ or I a copy of the economic impact statement and the private property rights analysis that are referenced in the ordinance? We have not seen them.

Russ would like to have a work session on these LDRs with our City Commission before they are approved by the BOCC. What is your time frame for approval.